

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - N/S Shawan Road, \* ZONING COMMISSIONER  
670'+/- W of York Road \*  
(Hunt Valley Mall) \* OF BALTIMORE COUNTY  
8th Election District \*  
3rd Councilmanic District \* Case No. 96-225-XA  
Kravco Company, Agent/Huntmak Assoc. \*  
Petitioner \*

\* \* \* \* \*

FINDINGS OF FACT AND CONCLUSIONS OF LAW

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for a portion of that property known as the Hunt Valley Mall, located on the north side of Shawan Road, just west of York Road, in Cockeysville. The Petitions were filed by the owner of the property, Kravco Company, Agent for Huntmak Associates, by Hope H. Dunlap, Director of Development, through Robert A. Hoffman, Esquire, attorney for the Petitioner. The Petitioner seeks a special exception for an outdoor advertising sign in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 413.3A to permit an outdoor advertising sign with a total surface area of 374 sq.ft. in lieu of the maximum permitted 300 sq.ft., or, in the alternative, from Section 413.2F to permit a freestanding business sign of 374 sq.ft. per face (748 sq.ft. total), in lieu of the maximum permitted 100 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Nicholas Lazorcheck, a representative of United Artists International, a proposed new tenant for this site, Melanie Mosner, a Landscape Architect with Daft-McCune-Walker, Inc., and Robert A. Hoffman, Esquire, attorney for the

ORDER RECEIVED FOR FILING

Date 1/29/96

By [Signature]

MICROFILMED

Petitioner. Jeffrey Long, a representative of the Office of Planning and Zoning, also appeared and participated. There were no Protestants present.

The subject property is well known to this Zoning Commissioner. The property is a large parcel, comprised of approximately 83.6 acres, zoned B.M.-C.T., and is the site of the Hunt Valley Mall. This is a large commercial enterprise containing a number of retail uses, including a Sears Department Store, a Dick's Sporting Goods store, and a number of other similar retail and restaurant uses. The Petitioner proposes to upgrade the site and a United Artists, 11-screen movie theater complex, with a seating capacity of 2600 patrons, is planned as part of these improvements. The Petitioner wishes to erect a sign, pursuant to the above requests, to identify the movies that will be playing. The sign is proposed to be located at the entrance to the site on the southwest corner of the subject property on Shawan Road. This is the first entrance a motorist would reach when travelling westbound on Shawan Road from York Road. Testimony revealed that a portion of the property along Shawan Road may be acquired by the State of Maryland to construct an extension to the Light Rail and install a Light Rail Station. If the State acquires this land, the sign will then be considered as an outdoor advertising sign, and thus, a special exception is necessary. However, if the State does not acquire this land, then the sign would be considered a freestanding business sign. Thus, alternative special exception and variance relief are requested.

If the State acquires the property and the proposed sign is considered an outdoor advertising sign, the Petitioner seeks relief to permit same to be larger in area than the maximum permitted 300 sq.ft. If the sign is considered a freestanding sign, then a variance is sought to permit a sign of similar dimension in lieu of the maximum permitted 100

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Date

By

1/29/96  
10:00 AM  
10:00 AM

sq.ft. In either event, the subject property and relief requested are more particularly described on the site plan marked as Petitioner's Exhibit 1, and the sign detail drawing marked as Petitioner's Exhibit 2.

As amended, the Planning office supports the request. Clearly, the subject property is a large parcel, which is surrounded by the Hunt Valley Industrial Park. There are no residences nearby which would be impacted by the proposed sign. The site plan submitted, and this Zoning Commissioner's personal knowledge of the site, indicate that the property is not cluttered with signs and that the site is large enough to accommodate the requested relief. Whether the State acquires the land and the sign is designated as an outdoor advertising sign, or whether the property owners retain the property and the sign remains a business sign, is irrelevant as to the minimal impact of same on the surrounding locale. It is also to be observed that discussions were held during the hearing about relocating the sign elsewhere on the property. However, for various reasons, relocation elsewhere on the site is not practical. In any event, the proposed sign shown on Petitioner's Exhibit 2 is appropriate for this location.

**ORDER RECEIVED FOR FILING**

that the proposed sign where located will not be detrimental to the health, safety or general welfare of the surrounding locale.

Likewise, the Petition for Variance, as amended, shall also be granted, in accordance with Petitioner's Exhibit 2. If the proposed sign is considered a business sign, then strict adherence to the business sign requirement limiting the total face area to 100 sq.ft. is impractical and illogical. Given the size of this parcel, strict compliance would render a sign of 100 sq.ft. useless at this location. If the sign is considered to be an outdoor advertising sign, a variance is not necessary in that same will be less than the 300 sq.ft. maximum permitted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variance should be granted.


THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 29th day of January, 1996 that the Petition for Special Exception for an outdoor advertising sign in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Variance, as amended, seeking relief from Section 413.2F to permit a freestanding business sign of 270 sq.ft. per face (540 sq.ft. total), in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has

expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking alternative relief from Section 413.3A to permit an outdoor advertising sign with a total surface area of 270 sq.ft. in lieu of the maximum permitted 300 sq.ft., be and is hereby DISMISSED AS MOOT.

  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

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Date

By

MICROFILM



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 29, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
N/S Shawan Road, 670'+/- W of York Road  
(Hunt Valley Mall)  
8th Election District - 3rd Councilmanic District  
Kravco Company, Agent/Huntmak Assoc. - Petitioner  
Case No. 96-225-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance, as modified, have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

A handwritten signature in black ink, appearing to read "Lawrence E. Schmidt".

LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

cc: Ms. Hope H. Dunlap, Director of Development  
Kravco Company, 234 Mall Boulevard, King of Prussia, PA 19406

Mr. Nicholas Lazorchek, United Artists International  
2525 Kirk Avenue, Baltimore, Md. 21218

People's Counsel

File

MICROFILMED



# Petition for Special Exception to the Zoning Commissioner of Baltimore County

for the property located at Hunt Valley Mall - Shawan Road

96-225-XA

which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Outdoor advertising sign in a BM zone  
233.4

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Kravco Company, Agent for Huntmak Associates

(Type or Print Name)

Signature

X Harpe H. Dunlap  
Signature Director - Development

Address

(Type or Print Name)

City

State

Zipcode

Signature

Attorney for Petitioner:

234 Mall Boulevard

(610)768-6300

Address

Phone No.

Rob Hoffman - Venable Baetjer and Howard

(Type or Print Name)

King of Prussia

PA

19406

City

State

Zipcode

Name, Address and phone number of legal owner, contract purchaser, or representative to be contacted.

John W. Ranocchia, Sr., Daft-McCune-Walker, Inc.

Name

200 E. Pennsylvania Avenue,

Towson, MD 21286

296-3333

Address

Phone No.

210 Allegheny Avenue

494-6200

Address

Phone No.

Towson, MD 21204

City

State

Zipcode

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: SA DATE 11-28-96

222

ORDER RECEIVED FOR FILING

Date

By

Zoning Administration  
& Development Management



# Petition for Variance

## to the Zoning Commissioner of Baltimore County

for the property located at Hunt Valley Mall - Shawan Road

96-225-XA

which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management.

The undersigned, legal owner(s) of the property situate in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (s)

413.3A 1. Petition to allow an outdoor advertising sign with 374 square feet per face of surface area in lieu of the maximum allowed 300 square feet.

or

413.2F 2. Petition to allow a sign as a freestanding business sign of 374 square feet per face in lieu of permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations.

I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

I/We do solemnly declare and affirm, under the penalties of perjury, that I/we are the legal owner(s) of the property which is the subject of this Petition.

Contract Purchaser/Lessee:

Legal Owner(s):

(Type or Print Name)

Kravco Company, Agent for Huntmak Associates  
(Type or Print Name)

Signature

X Hope H. Dunlap  
Signature Director - Development

Address

(Type or Print Name)

City State Zipcode

Signature

Attorney for Petitioner:

Rob Hoffman-Venable Baetjer and Howard

234 Mall Boulevard (610)768-6300

(Type or Print Name)

Address Phone No.

X [Signature]  
Signature

King of Prussia, PA 19406  
City State Zipcode  
Name, Address and phone number of representative to be contacted.

John W. Ranocchia, Sr.  
Daft-McCune-Walker, Inc.

210 Allegheny Avenue 494-6200  
Address Phone No.  
Towson, MD 21204  
City State Zipcode

Name  
200 E. Pennsylvania Avenue 296-3333  
Address Phone No.  
Towson, MD 21286

OFFICE USE ONLY

ESTIMATED LENGTH OF HEARING

unavailable for Hearing

the following dates \_\_\_\_\_ Next Two Months

ALL \_\_\_\_\_ OTHER \_\_\_\_\_

REVIEWED BY: 307 DATE 11-28-95

227

Zoning Administration  
& Development Management

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ORDER RECEIVED FOR FILING

Date

By



Description

96-225-XA

to Accompany Petition for Zoning Variance

and Special Exception

1600 square feet Parcel

Huntmak Property - Hunt Valley Mall

North side of Shawan Road

8th Election District Baltimore County, Maryland

BEGINNING for the same on the North side of Shawan Road, variable width, at the end of the second of the two following courses and distances measured from the point formed by the intersection of the centerline of York Road, variable width, with the centerline of Shawan Road, 1) Westerly along the centerline of Shawan Road 670 feet more or less, thence at a right angle to said centerline of Shawan Road, 2) Northerly 50 feet more or less to the point of beginning, thence leaving said point of beginning and running for the four following courses and distances, viz: 1) South 84 degrees 47 minutes 13 seconds West 40.00 feet, thence 2) North 05 degrees 12 minutes 47 seconds West 40.00 feet, thence 3) North 84 degrees 47 minutes 13 seconds East 40.00 feet, and 4) South 05 degrees 12 minutes 47 seconds East 40.00 feet to the point of beginning.

CONTAINING 1600 square feet of land more or less.

THIS DESCRIPTION HAS BEEN PREPARED FOR ZONING PURPOSES ONLY AND IS NOT INTENDED TO BE USED FOR CONVEYANCE.

October 12, 1995  
Project No. 94150

MICROFILMED



222.

**CERTIFICATE OF POSTING**  
**ZONING DEPARTMENT OF BALTIMORE COUNTY**  
**Towson, Maryland**

96-245-XA

District 7th Date of Posting 12/12/95

Posted for: Special Exception

Petitioner: Mont Holly - NLS Schwen Rd, 670' 00' 00" 00"

Location of property: Kravis Company

Location of Sign: Facing road on property being zoned

Remarks: \_\_\_\_\_

Posted by W. H. H. H. Date of return: 12/12/95

Signature

Number of Signs: 1

W. H. H. H.

**NOTICE OF HEARING**

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County will hold a public hearing on the property identified herein in Room 108 of the County Office Building, 11 West Chesapeake Avenue, in Towson, Maryland 21204 as follows:

Case #98-225-XA  
(Item 222)  
(Hunt Valley Mall)  
N/S Schawen Road, 670'  
W of York Road  
8th Election District  
3rd Councilmanic  
Legal Owner(s):  
Kreco Company, Agent  
for Huntmak Associates

**Special Exception:** for outdoor advertising sign. Variances to allow an outdoor advertising sign with 374 square feet per face of surface area in lieu of the maximum allowed 300 square feet; and to allow a sign as a freestanding business sign of 374 square feet per face in lieu of the permitted 100 square feet.

Hearing: Tuesday, January 2, 1996 at 10:00 a.m. in Rm. 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
Zoning Commissioner for Baltimore County  
NOTES: (1) Hearings are Handicapped Accessible; for special accommodations, Please Call 867-3353.  
(2) For information concerning the file and/or Hearing, Please Call 867-3361.

12081 Dec. 14, 022659

**CERTIFICATE OF PUBLICATION**

TOWSON, MD., 12/15, 1995

THIS IS TO CERTIFY, that the annexed advertisement was published in THE JEFFERSONIAN, a weekly newspaper published in Towson, Baltimore County, Md., once in each of 1 successive weeks, the first publication appearing on 12/14, 1995.

**THE JEFFERSONIAN,**

*A. H. Smith*  
LEGAL AD. - TOWSON

BALTIMORE COUNTY, MARYLAND  
OFFICE OF FINANCE - REVENUE DIVISION  
MISCELLANEOUS CASH RECEIPT

No.

777.  
059925

DATE 11-28-93 ACCOUNT R-001-6152

KIRKWOOD COMMUNITY  
HUNTDALE - MD  
SCHULTZ RD. BAY

AMOUNT \$ 620  
96-225-XA

RECEIVED  
FROM:  
030 C. SPEC. EXCEPT. \$300  
0700 UNL. \$250  
CSC 2 SIGNS \$70  
FOR: TOTAL \$620

PAID TO ORDER OF  
BALTIMORE COUNTY

VALIDATION OR SIGNATURE OF CASHIER

DISTRIBUTION  
WHITE - CASHIER PINK - AGENCY YELLOW - CUSTOMER

5A32



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

ZONING HEARING ADVERTISING AND POSTING REQUIREMENTS & PROCEDURES

Baltimore County zoning regulations require that notice be given to the general public/neighboring property owners relative to property which is the subject of an upcoming zoning hearing. For those petitions which require a public hearing, this notice is accomplished by posting a sign on the property and placement of a notice in at least one newspaper of general circulation in the County.

This office will ensure that the legal requirements for posting and advertising are satisfied. However, the petitioner is responsible for the costs associated with these requirements.

**PAYMENT WILL BE MADE AS FOLLOWS:**

- 1) Posting fees will be assessed and paid to this office at the time of filing.
- 2) Billing for legal advertising, due upon receipt, will come from and should be remitted directly to the newspaper.

**NON-PAYMENT OF ADVERTISING FEES WILL STAY ISSUANCE OF ZONING ORDER.**

\_\_\_\_\_  
ARNOLD JABLON, DIRECTOR

-----  
For newspaper advertising:

Item No.: 222 Petitioner: Kravco Company  
Location: Nurt Valley Hall

PLEASE FORWARD ADVERTISING BILL TO:

NAME: Barbara W. Ormrod  
ADDRESS: 210 Allegheny Avenue  
Towson, Md 21204  
PHONE NUMBER: 494-6201

222



TO: PUTTOXENT PUBLISHING COMPANY

December 14, 1995 Issue - Jeffersonian

Please forward billing to:

Barbara White Ormord  
210 Allegheny Avenue  
Towson, MD 21204  
494-6201

---

### NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-225-XA (Item 222)  
(Hunt Valley Mall)  
N/S Schwan Road, 670' W of York Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Kravco Company, Agent for Huntmak Associates

Special Exception for outdoor advertising sign.

Variance to allow an outdoor advertising sign with 374 square feet per face of surface area in lieu of the maximum allowed 300 square feet; and to allow a sign as a freestanding business sign of 374 square feet per face in lieu of the permitted 100 square feet.

HEARING: TUESDAY, JANUARY 2, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

LAWRENCE E. SCHMIDT  
ZONING COMMISSIONER FOR BALTIMORE COUNTY

NOTES: (1) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(2) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, PLEASE CALL 887-3391.

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Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 8, 1995

NOTICE OF HEARING

The Zoning Commissioner of Baltimore County, by authority of the Zoning Act and Regulations of Baltimore County, will hold a public hearing on the property identified herein in  
Room 106 of the County Office Building, 111 W. Chesapeake Avenue in Towson, Maryland 21204  
or  
Room 118, Old Courthouse, 400 Washington Avenue, Towson, Maryland 21204 as follows:

CASE NUMBER: 96-225-XA (Item 222)  
(Hunt Valley Mall)  
N/S Schwan Road, 670' W of York Road  
8th Election District - 3rd Councilmanic  
Legal Owner: Kravco Company, Agent for Huntmark Associates

Special Exception for outdoor advertising sign.  
Variance to allow an outdoor advertising sign with 374 square feet per face of surface area in lieu of the maximum allowed 300 square feet; and to allow a sign as a freestanding business sign of 374 square feet per face in lieu of the permitted 100 square feet.

HEARING: TUESDAY, JANUARY 2, 1996 at 10:00 a.m. in Room 118, Old Courthouse.

A handwritten signature in cursive script, reading "Arnold Jablon".

Arnold Jablon  
Director

cc: Kravco Company, Agent for Huntmark Associates  
Daft-McCune-Walker, Inc.  
Robert Hoffman, Esq.

- NOTES: (1) ZONING SIGN & POST MUST BE RETURNED TO RM. 104, 111 W. CHESAPEAKE AVENUE ON THE HEARING DATE.  
(2) HEARINGS ARE HANDICAPPED ACCESSIBLE; FOR SPECIAL ACCOMMODATIONS PLEASE CALL 887-3353.  
(3) FOR INFORMATION CONCERNING THE FILE AND/OR HEARING, CONTACT THIS OFFICE AT 887-3391.



Baltimore County  
Department of Permits and  
Development Management

Development Processing  
County Office Building  
111 West Chesapeake Avenue  
Towson, Maryland 21204

December 28, 1995

Rob Hoffman, Esquire  
Venable, Baetjer and Howard  
210 Allegheny Avenue  
Towson, MD 21204

RE: Item No.: 222  
Case No.: 96-225-XA  
Petitioner: Kravco Company

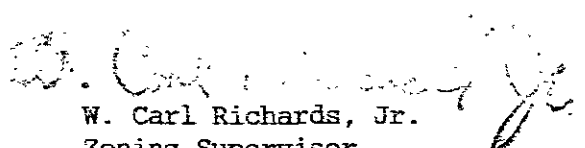
Dear Mr. Hoffman:

The Zoning Advisory Committee (ZAC), which consists of representatives from Baltimore County approval agencies, has reviewed the plans submitted with the above referenced petition, which was accepted for processing by Permits and Development Management (PDM), Zoning Review, on November 28, 1995.

Any comments submitted thus far from the members of ZAC that offer or request information on your petition are attached. These comments are not intended to indicate the appropriateness of the zoning action requested, but to assure that all parties (zoning commissioner, attorney, petitioner, etc.) are made aware of plans or problems with regard to the proposed improvements that may have a bearing on this case. Only those comments that are informative will be forwarded to you; those that are not informative will be placed in the permanent case file.

If you need further information or have any questions regarding these comments, please do not hesitate to contact the commenting agency or Joyce Watson in the zoning office (887-3391).

Sincerely,

  
W. Carl Richards, Jr.  
Zoning Supervisor

WCR/jw  
Attachment(s)



96-22542  
BALTIMORE COUNTY, MARYLAND

INTER-OFFICE CORRESPONDENCE

TO: Arnold Jablon, Director, PDM

DATE: December 29, 1995

FROM: Arnold F. 'Pat' Keller, III, Director, PDM

SUBJECT: Hunt Valley Mall

INFORMATION:

Item Number: 222

Petitioner: Kravco Company

Property Size: \_\_\_\_\_

Zoning: BM

Requested Action: Variance or Special Exception

Hearing Date: \_\_\_\_\_ / \_\_\_\_\_ / \_\_\_\_\_

SUMMARY OF RECOMMENDATIONS:

Staff has reviewed the information provided by the applicant and has examined a small sample of similar requests involving movie theatres of the size and scale proposed in the instant case. Records maintained in Permits and Development Management reveal two cases with striking similarities to the subject request. In both cases (Westview Mall and Security Square Mall), variances were requested and granted for movie theatre signs that were at least 100 square feet smaller than the sign proposed by the petitioner.

The only dissimilar factor between these two sites and the petitioner's property is the amount of signage in the area proximate to the signs. While there are more signs in the area of Westview Mall along Baltimore National Pike, the Rolling Road and Security Boulevard corridors adjacent to Security Square Mall are clearly not under signed. Conversely, York Road and Shawan Road, in the area of Hunt Valley Mall, is relatively clear of the sign clutter found in the vicinity of most major malls.

While staff does not support the variance or the special exception for a sign at the dimensions proposed, we encourage the applicant to amend their request. Based upon the number of movies proposed for the theatre, a sign of 250 square feet would be more appropriate. Depending on sign design quality this office could support a sign as large as 300 square feet.

Prepared by: Jeffrey W. Long

Division Chief: AF Keller

PK/JL

BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: ~~ZADM~~ PDM- Joyce Watson

DATE: 12/12/95

FROM: DEPRM  
Development Coordination

SUBJECT: Zoning Advisory Committee

Agenda: 11/27/95 and 12/11/95  
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee Items:

11/27/95

Item #'s: 205  
207  
209  
213  
214

12/11/95

220 thru 231 222  
and  
Rev. #195

12/4/95

215  
217  
218  
219

LS:sp

LETTY2/DEPRM/TXTSBP



**Maryland Department of Transportation  
State Highway Administration**

David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

12-7-95

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 222 (JKA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

*for* *Bob Small*  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_

Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free

Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

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8 COPIES

Baltimore County Government  
Fire Department



700 East Joppa Road Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

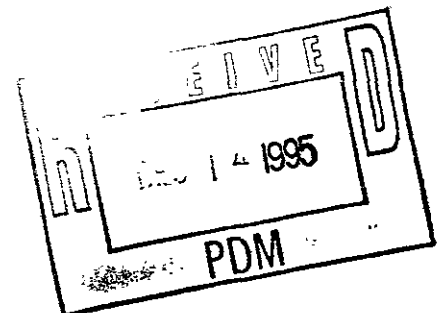
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

8. The Fire Marshal's Office has no comments at this time,  
IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225,  
226, 228, 229 AND 230.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F



# PETITION PROBLEMS

## #221 — RT

1. Notary section is incomplete.

## #222 — JRA

1. Item number not on all papers in folder.
2. Petition form says zoning is "BM"; folder says "BM/MLR" – Which is correct?
3. Need printed name of person signing for legal owner and authorization.

## #225 — JRF

1. No hardship or practical difficulty on front of petition form.
2. Folder not marked "critical area".
3. Notary section is incorrect - only one signature on back of petition form.

## #227 — JCM

1. Folder not marked "critical area".

## #228 — JRA

1. Item number not on all papers in folder.
2. Need authorization for person signing for legal owner.
3. Receipt not given to petitioner/attorney - still in folder.

## #229 — JJS

1. Notary section is incomplete.

## #230 — JJS

1. No telephone number for legal owner.
2. No location description, zoning, acreage, election or councilmanic districts on folder.

2595113000

RE: PETITION FOR SPECIAL EXCEPTION	*	BEFORE THE
PETITION FOR VARIANCE		
N/S Shawan Road, 670' W of York Road	*	ZONING COMMISSIONER
(Hunt Valley Mall), 8th Election Dist.,		
3rd Councilmanic	*	OF BALTIMORE COUNTY
Kravco Company, Agent for Huntmak Assoc.	*	CASE NO. 96-225-XA
Petitioner	*	

\* \* \* \* \*

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN  
 People's Counsel for Baltimore County

Carole S. Demilio  
 CAROLE S. DEMILIO  
 Deputy People's Counsel  
 Room 47, Courthouse  
 400 Washington Avenue  
 Towson, MD 21204  
 (410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29<sup>th</sup> day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
 PETER MAX ZIMMERMAN

**MICROFILMED**

PREVIOUS ZONING CASES  
PETITION FOR SPECIAL HEARING

Zoning Case No. 81-193

Filed April 24, 1981

To approve the use of the Property as an amusement game center pursuant to the zoning Regulations which permit a commercial recreational enterprise in a BM Zone.

Ordered June 12, 1981 was Denied.

Order appealed June 19, 1981

Order Reversed September 22, 1981 allowing game center

Order appealed October 20, 1981

Dismissed February 16, 1982 by Judge J. H. Langrall

Order appealed March 16, 1982 by Kenneth Bosley

Court of Special Appeals ORDERED "The Appellees would now be entitled to their arcade as a matter of right and the challenge raised by the appellant is, therefore, mooted" Affirmed Judge Langrall's dismissal for not filing memorandum.

PREVIOUS COMMERCIAL PERMITS  
BUILDING PERMITS

No. 394-80 Foundation

No. 840-80 Bambergers

No. 845-80 Grading

No. 739-80 Storm Water Management

No. 1363-81 Retaining Wall

Numerous Interior Alteration Permits

MICROFILM

PLEASE PRINT CLEARLY

PETITIONER(S) SIGN-IN SHEET

NAME

Rob Hoffman

Nicholas Lazorcheck

ADDRESS

210 Allegheny Ave 21204

2541 Balt. Nat. Pike

PLEASE  
RECYCLE





SHEET

ASHLAND

19-B

DATE  
OF  
PHOTOGRAPHY  
JANUARY  
1986

ML R

YORK

HYLAND

PLANT VALLEY MALL

14

HOAID

M A R B L E

H I L

BM-M

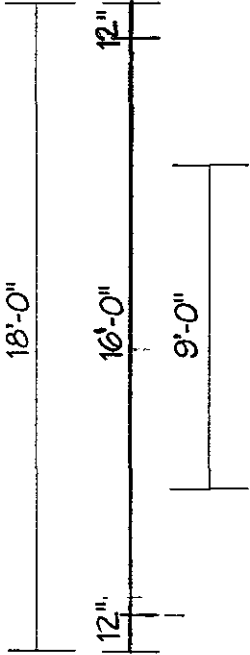
BL

Proposed  
Sign Site

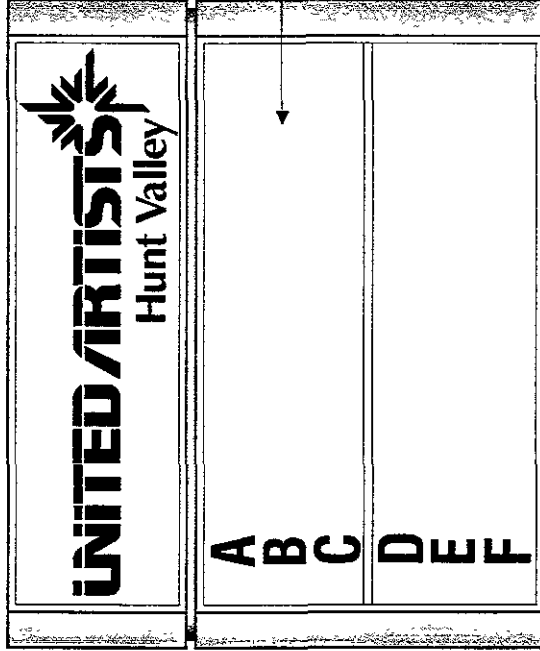
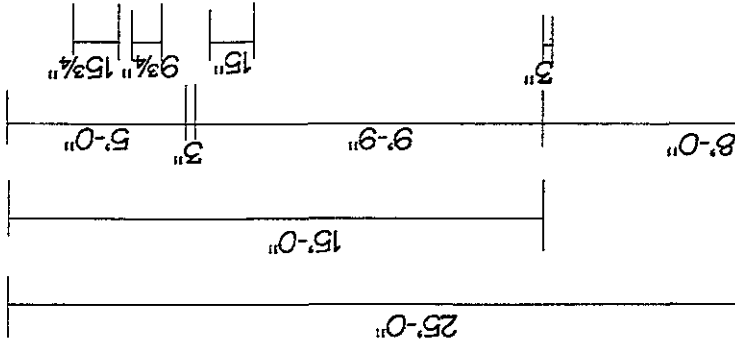
ML- 1M

२२२

BM



2'-0"



CHANGE LETTERS

No. of Films & Letter size  
displayed vary  
Vary



D/F DISPLAY T-12 ILLUMINATION 3/16"=1'-0"

MICROFILMED

IN RE: PETITIONS FOR SPECIAL EXCEPTION \* BEFORE THE  
AND VARIANCE - N/S Shawan Road, \* ZONING COMMISSIONER  
670' +/- W of York Road (Hunt Valley Mall)  
8th Election District \* OF BALTIMORE COUNTY  
3rd Councilmanic District \* Case No. 96-225-XA  
Kravco Company, Agent/Huntmak Assoc.  
Petitioner

**FINDINGS OF FACT AND CONCLUSIONS OF LAW**

This matter comes before the Zoning Commissioner as Petitions for Special Exception and Variance for a portion of that property known as the Hunt Valley Mall, located on the north side of Shawan Road, just west of York Road, in Cockeysville. The Petitions were filed by the owner of the property, Kravco Company, Agent for Huntmak Associates, by Hope H. Dunlap, Director of Development, through Robert A. Hoffman, Esquire, attorney for the Petitioner. The Petitioner seeks a special exception for an outdoor advertising sign in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), and variance relief from Section 413.3A to permit an outdoor advertising sign with a total surface area of 374 sq.ft. in lieu of the maximum permitted 300 sq.ft., or, in the alternative, from Section 413.2F to permit a freestanding business sign of 374 sq.ft. per face (748 sq.ft. total), in lieu of the maximum permitted 100 sq.ft. The subject property and relief sought are more particularly described on the site plan submitted which was accepted and marked into evidence as Petitioner's Exhibit 1.

Appearing at the hearing on behalf of the Petitions were Nicholas Lazorcheck, a representative of United Artists International, a proposed new tenant for this site, Melanie Mosner, a Landscape Architect with Daft-McCune-Walker, Inc., and Robert A. Hoffman, Esquire, attorney for the

Petitioner. Jeffrey Long, a representative of the Office of Planning and Zoning, also appeared and participated. There were no Protestants present.

The subject property is well known to this Zoning Commissioner. The property is a large parcel, comprised of approximately 83.6 acres, zoned B.M.-C.T., and is the site of the Hunt Valley Mall. This is a large commercial enterprise containing a number of retail uses, including a Sears Department Store, a Dick's Sporting Goods store, and a number of other similar retail and restaurant uses. The Petitioner proposes to upgrade the site and a United Artists, 11-screen movie theater complex, with a seating capacity of 2600 patrons, is planned as part of these improvements. The Petitioner wishes to erect a sign, pursuant to the above requests, to identify the movies that will be playing. The sign is proposed to be located at the entrance to the site on the southwest corner of the subject property on Shawan Road. This is the first entrance a motorist would reach when travelling westbound on Shawan Road from York Road. Testimony revealed that a portion of the property along Shawan Road may be acquired by the State of Maryland to construct an extension to the Light Rail and install a Light Rail Station. If the State acquires this land, the sign will then be considered as an outdoor advertising sign, and thus, a special exception is necessary. However, if the State does not acquire this land, then the sign would be considered a freestanding business sign. Thus, alternative special exception and variance relief are requested.

If the State acquires the property and the proposed sign is considered an outdoor advertising sign, the Petitioner seeks relief to permit same to be larger in area than the maximum permitted 300 sq.ft. If the sign is considered a freestanding sign, then a variance is sought to permit a sign of similar dimension in lieu of the maximum permitted 100

sq.ft. In either event, the subject property and relief requested are more particularly described on the site plan marked as Petitioner's Exhibit 1, and the sign detail drawing marked as Petitioner's Exhibit 2.

As noted above, the Petitioner proposed an outdoor advertising sign of 374 sq.ft. in area. However, after negotiations with the Office of Planning and Zoning (OPZ), the Petitioner has amended its request and now proposes an outdoor advertising sign of 270 sq.ft. The proposed sign will display the United Artists' logo and a changeable message board which will identify current movies playing at this site.

As amended, the Planning office supports the request. Clearly, the subject property is a large parcel, which is surrounded by the Hunt Valley Industrial Park. There are no residences nearby which would be impacted by the proposed sign. The site plan submitted, and this Zoning Commissioner's personal knowledge of the site, indicate that the property is not cluttered with signs and that the site is large enough to accommodate the requested relief. Whether the State acquires the land and the sign is designated as an outdoor advertising sign, or whether the property owners retain the property and the sign remains a business sign, is irrelevant as to the minimal impact of same on the surrounding locale. It is also to be observed that discussions were held during the hearing about relocating the sign elsewhere on the property. However, for various reasons, relocation elsewhere on the site is not practical. In any event, the proposed sign shown on Petitioner's Exhibit 2 is appropriate for this location.

As to the Petition for Special Exception, I am persuaded that same should be granted. The proposal easily qualifies for approval pursuant to the provisions of Section 502.1 of the B.C.Z.R. It is apparent

that the proposed sign where located will not be detrimental to the health, safety or general welfare of the surrounding locale.

Likewise, the Petition for Variance, as amended, shall also be granted, in accordance with Petitioner's Exhibit 2. If the proposed sign is considered a business sign, then strict adherence to the business sign requirement limiting the total face area to 100 sq.ft. is impractical and illogical. Given the size of this parcel, strict compliance would render a sign of 100 sq.ft. useless at this location. If the sign is considered to be an outdoor advertising sign, a variance is not necessary in that same will be less than the 300 sq.ft. maximum permitted.

Pursuant to the advertisement, posting of the property, and public hearing on these Petitions held, and for the reasons given above, the special exception and variance should be granted.

THEREFORE, IT IS ORDERED, by the Zoning Commissioner for Baltimore County this 29th day of January, 1996 that the Petition for Special Exception for an outdoor advertising sign in a B.M. zone, pursuant to Section 233.4 of the Baltimore County Zoning Regulations (B.C.Z.R.), in accordance with Petitioner's Exhibits 1 and 2, be and is hereby GRANTED, and,

IT IS FURTHER ORDERED that the Petition for Variance, as amended, seeking relief from Section 413.2F to permit a freestanding business sign of 270 sq.ft. per face (540 sq.ft. total), in lieu of the maximum permitted 100 sq.ft., in accordance with Petitioner's Exhibit 2, be and is hereby GRANTED, subject to the following restriction:

- 1) The Petitioners may apply for their sign permit and be granted same upon receipt of this Order; however, Petitioners are hereby made aware that proceeding at this time is at their own risk until such time as the 30-day appellate process from this Order has

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]

expired. If, for whatever reason, this Order is reversed, the relief granted herein shall be rescinded.

IT IS FURTHER ORDERED that the Petition for Variance seeking alternative relief from Section 413.3A to permit an outdoor advertising sign with a total surface area of 270 sq.ft. in lieu of the maximum permitted 300 sq.ft., be and is hereby DISMISSED AS MOOT.

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs



Baltimore County  
Zoning Commissioner  
Office of Planning and Zoning

Suite 112, Courthouse  
400 Washington Avenue  
Towson, Maryland 21204  
(410) 887-4386

January 29, 1996

Robert A. Hoffman, Esquire  
Venable, Baetjer & Howard  
210 Allegheny Avenue  
Towson, Maryland 21204

RE: PETITIONS FOR SPECIAL EXCEPTION AND VARIANCE  
N/S Shawan Road, 670' +/- W of York Road  
(Hunt Valley Mall)  
8th Election District - 3rd Councilmanic District  
Kravco Company, Agent/Huntmak Assoc. - Petitioner  
Case No. 96-225-XA

Dear Mr. Hoffman:

Enclosed please find a copy of the decision rendered in the above-captioned matter. The Petitions for Special Exception and Variance, as modified, have been granted in accordance with the attached Order.

In the event any party finds the decision rendered is unfavorable, any party may file an appeal to the County Board of Appeals within thirty (30) days of the date of this Order. For further information on filing an appeal, please contact the Zoning Administration and Development Management office at 887-3391.

Very truly yours,

*Lawrence E. Schmidt*  
LAWRENCE E. SCHMIDT  
Zoning Commissioner  
for Baltimore County

LES:bjs

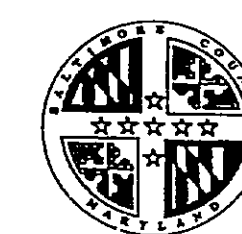
cc: Ms. Hope H. Dunlap, Director of Development  
Kravco Company, 234 Mall Boulevard, King of Prussia, PA 19406

Mr. Nicholas Lazorcheck, United Artists International  
2525 Kirk Avenue, Baltimore, Md. 21218

People's Counsel

File

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]



**Petition for Special Exception**  
to the Zoning Commissioner of Baltimore County

for the property located at Hunt Valley Mall - Shawan Road  
96-225-XA which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Special Exception under the Zoning Regulations of Baltimore County, to use the herein described property for

Outdoor advertising sign in a BM zone  
233.4

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Special Exception advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Rob Hoffman - Venable Baetjer and Howard

(Type or Print Name)

Signature

Address

City

State

Zipcode

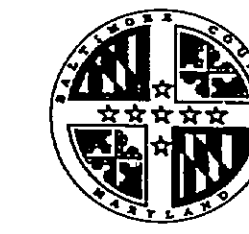
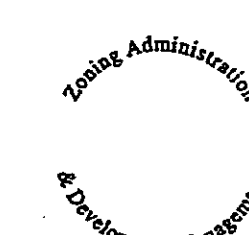
ESTIMATED LENGTH OF HEARING

the following date: \_\_\_\_\_ Next Two Months

ALL OTHER \_\_\_\_\_

REVIEWED BY: SAJ DATE: 11-28-95

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]



**Petition for Variance**  
to the Zoning Commissioner of Baltimore County

for the property located at Hunt Valley Mall - Shawan Road  
96-225-XA which is presently zoned BM

This Petition shall be filed with the Office of Zoning Administration & Development Management. The undersigned, legal owner(s) of the property situated in Baltimore County and which is described in the description and plat attached hereto and made a part hereof, hereby petition for a Variance from Section (a) 413.3A

or

413.2F

1. Petition to allow an outdoor advertising sign with 374 square feet per face of surface area in lieu of the maximum allowed 300 square feet.

2. Petition to allow a sign as a freestanding business sign of 374 square feet per face in lieu of the permitted 100 square feet.

of the Zoning Regulations of Baltimore County, to the Zoning Law of Baltimore County; for the following reasons: (indicate hardship or practical difficulty)

To be presented at hearing.

Property is to be posted and advertised as prescribed by Zoning Regulations. I, or we, agree to pay expenses of above Variance advertising, posting, etc., upon filing of this petition, and further agree to and are to be bound by the zoning regulations and restrictions of Baltimore County adopted pursuant to the Zoning Law for Baltimore County.

Contract Purchaser/Lessee:

(Type or Print Name)

Signature

Address

City

State

Zipcode

Attorney for Petitioner:

Rob Hoffman-Venable Baetjer and Howard

(Type or Print Name)

Signature

Address

City

State

Zipcode

ESTIMATED LENGTH OF HEARING

the following date: \_\_\_\_\_ Next Two Months

ALL OTHER \_\_\_\_\_

REVIEWED BY: SAJ DATE: 11-28-95

ORDER RECEIVED FOR FILING  
Date 1/29/96  
By [Signature]





२२३.

A. Henickson  
LEGAL AD. - TOWSON  
Publisher

BALTIMORE COUNTY, MARYLAND  
 OFFICE OF FINANCE - REVENUE DIVISION  
 MISCELLANEOUS CASH RECEIPT

No. 727.  
 011123

DATE 11.25.95. ACCOUNT R. OOI. GISC

PAYEE'S NAME -  
HUNT LANE - HALL  
SILVER PO BRG

AMOUNT \$ 620

RECEIVED FROM  
SCC SPC ELEC \$300  
SCC UNL \$250  
SCC SIGNS 700  
FOR 620  
TOTAL

76-225-XA

RECEIVED BY SCC 11/25/95 2:50 PM  
 BY SCC 11/25/95 2:50 PM

VALIDATION OR SIGNATURE OF CASHIER  
SAJJ

२२२

PK/JL



BALTIMORE COUNTY, MARYLAND  
DEPARTMENT OF ENVIRONMENTAL PROTECTION AND RESOURCE MANAGEMENT  
INTER-OFFICE CORRESPONDENCE

TO: PDM - Joyce Watson  
FROM: DEPRM  
SUBJECT: Zoning Advisory Committee  
Agenda: 11/27/95 and 12/11/95  
12/4/95

The Department of Environmental Protection & Resource Management has no comments for the following Zoning Advisory Committee items:

11/27/95 12/11/95  
Item #'s: 205 220 thru 231 222  
207 and  
209 Rev. #195  
213  
214

12/4/95  
215  
217  
218  
219

LS:sp

LETTY2/DEPRM/TXTSPB



David L. Winstead  
Secretary  
Hal Kassoff  
Administrator

Ms. Joyce Watson  
Baltimore County Office of  
Permits and Development Management  
County Office Building, Room 109  
Towson, Maryland 21204

RE: Baltimore County  
Item No. 222 (JKA)

Dear Ms. Watson:

This office has reviewed the referenced item and we have no objection to approval as it does not access a State roadway and is not affected by any State Highway Administration projects.

Please contact Bob Small at 410-333-1350 if you have any questions.

Thank you for the opportunity to review this item.

Very truly yours,

Bob Small  
Ronald Burns, Chief  
Engineering Access Permits  
Division

BS/es

My telephone number is \_\_\_\_\_  
Maryland Relay Service for Impaired Hearing or Speech  
1-800-735-2258 Statewide Toll Free  
Mailing Address: P.O. Box 717 • Baltimore, MD 21203-0717  
Street Address: 707 North Calvert Street • Baltimore, Maryland 21202

Baltimore County Government  
Fire Department

700 East Joppa Road, Suite 901  
Towson, MD 21286-5500

(410) 887-4500

DATE: 12/07/95

Arnold Jablon  
Director  
Zoning Administration and  
Development Management  
Baltimore County Office Building  
Towson, MD 21204  
MAIL STOP-1105

RE: Property Owner: SEE BELOW

LOCATION: DISTRIBUTION MEETING OF DEC. 11, 1995.

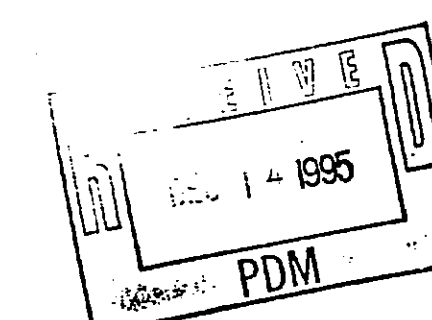
Item No.: SEE BELOW

Zoning Agenda:

Gentlemen:

Pursuant to your request, the referenced property has been surveyed by this Bureau and the comments below are applicable and required to be corrected or incorporated into the final plans for the property.

B. The Fire Marshal's Office has no comments at this time, IN REFERENCE TO THE FOLLOWING ITEM NUMBERS: 220, 221, 222, 223, 225, 226, 228, 229 AND 230.



REVIEWER: LT. ROBERT P. SAUERWALD  
Fire Marshal Office, PHONE 887-4881, MS-1102F

PETITION PROBLEMS

#221 - RT

1. Notary section is incomplete.

#222 - JRA

1. Item number not on all papers in folder.  
2. Petition form says zoning is "BM", folder says "BM/MLR" - Which is correct?  
3. Need printed name of person signing for legal owner and authorization.

#225 - JRE

1. No hardship or practical difficulty on front of petition form.  
2. Folder not marked "critical area".  
3. Notary section is incorrect - only one signature on back of petition form.

#227 - JCM

1. Folder not marked "critical area".

#228 - JRA

1. Item number not on all papers in folder.  
2. Need authorization for person signing for legal owner.  
3. Receipt not given to petitioner/attorney - still in folder.

#229 - JJS

1. Notary section is incomplete.

#230 - JJS

1. No telephone number for legal owner.  
2. No location description, zoning, acreage, election or councilmanic districts on folder.

SE: PETITION FOR SPECIAL EXCEPTION  
PETITION FOR VARIANCE  
N/S Shawan Road, 670' W of York Road  
(Hunt Valley Mall), 8th Election Dist.,  
3rd Councilmanic  
Kravco Company, Agent for Huntmak Assoc.  
Petitioner

BEFORE THE  
ZONING COMMISSIONER  
OF BALTIMORE COUNTY  
CASE NO. 96-225-XA  
Petitioner

ENTRY OF APPEARANCE

Please enter the appearance of the People's Counsel in the above-captioned matter. Notice should be sent of any hearing dates or other proceedings in this matter and of the passage of any preliminary or final Order.

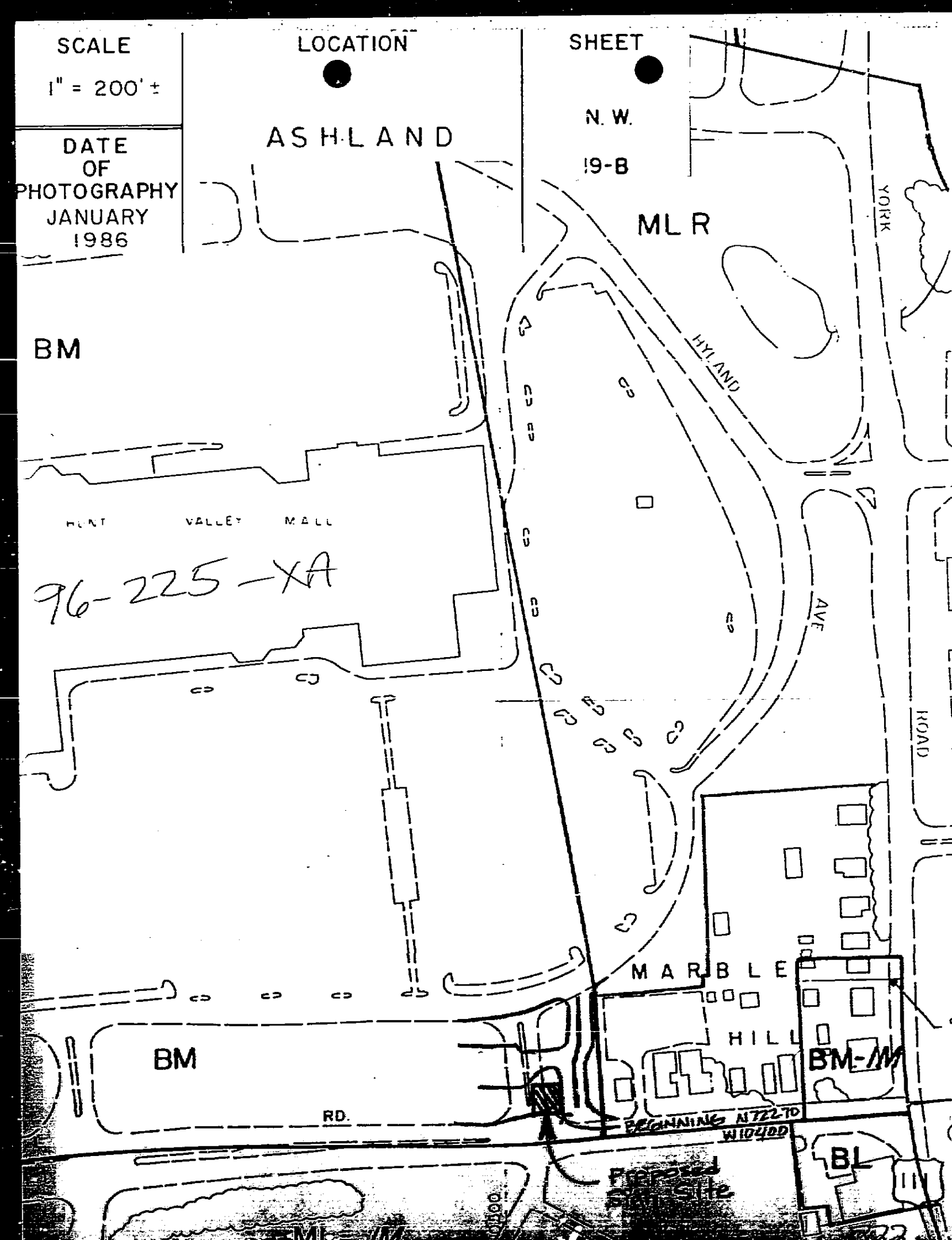
Peter Max Zimmerman  
PETER MAX ZIMMERMAN  
People's Counsel for Baltimore County

Carole S. Demilio  
CAROLE S. DEMILIO  
Deputy People's Counsel  
Room 47, Courthouse  
400 Washington Avenue  
Towson, MD 21204  
(410) 887-2188

CERTIFICATE OF SERVICE

I HEREBY CERTIFY that on this 29th day of December, 1995, a copy of the foregoing Entry of Appearance was mailed to Robert A. Hoffman, Esquire, Venable, Baetjer and Howard, 210 Allegheny Avenue, Towson, MD 21204, attorney for Petitioners.

Peter Max Zimmerman  
PETER MAX ZIMMERMAN



PREVIOUS ZONING CASES  
PETITION FOR SPECIAL HEARING

Zoning Case No. 81-193  
Filed April 24, 1981  
To approve the use of the Property as an amusement game center pursuant to the zoning Regulations which permit a commercial recreational enterprise in a BM Zone.

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Order reversed September 22, 1981 allowing game center  
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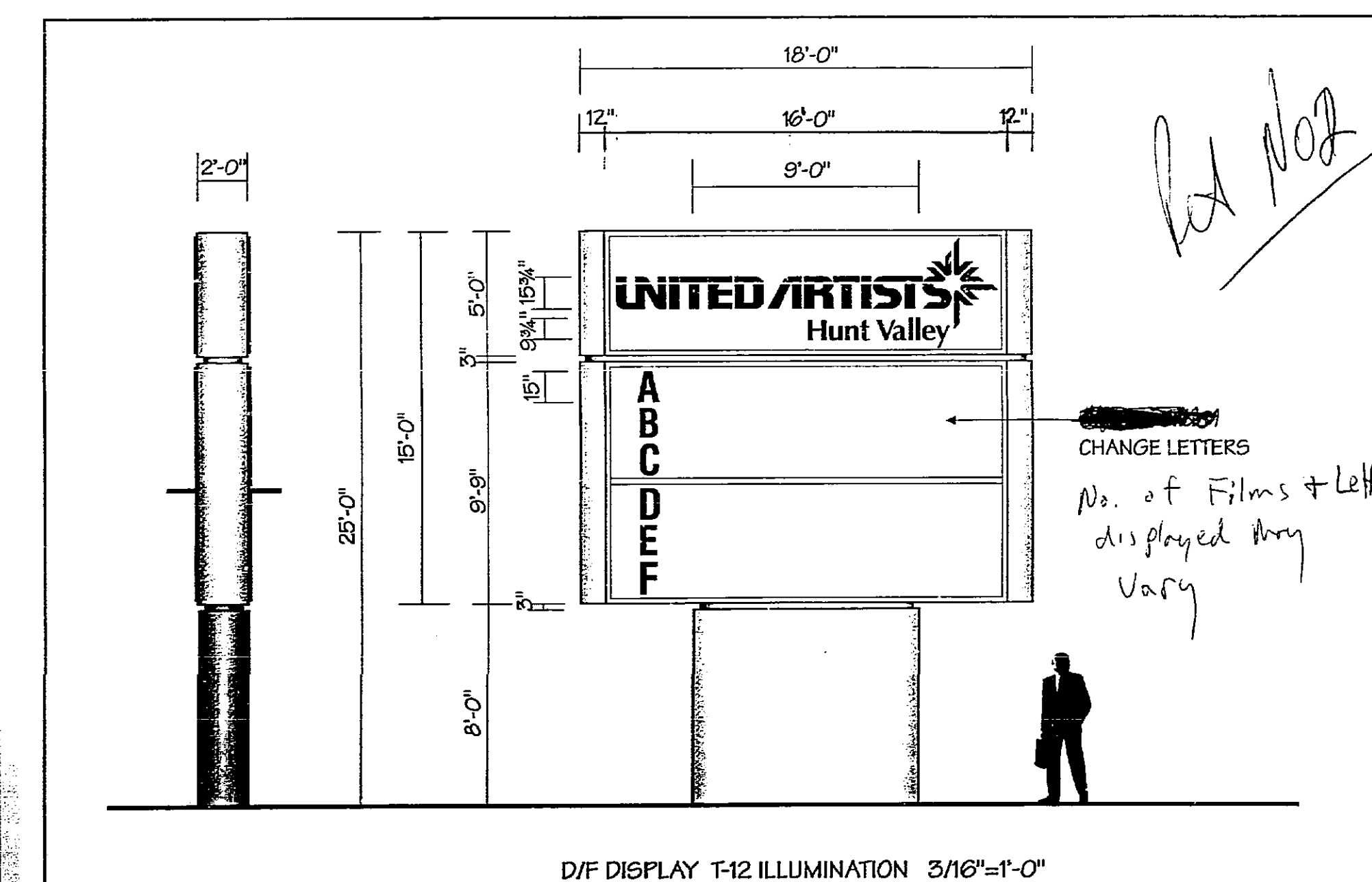
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No. 845-80 Grading  
No. 739-80 Storm Water Management  
No. 1363-81 Retaining Wall  
Numerous Interior Alteration Permits



PLEASE PRINT CLEARLY PETITIONER(S) SIGN-IN SHEET

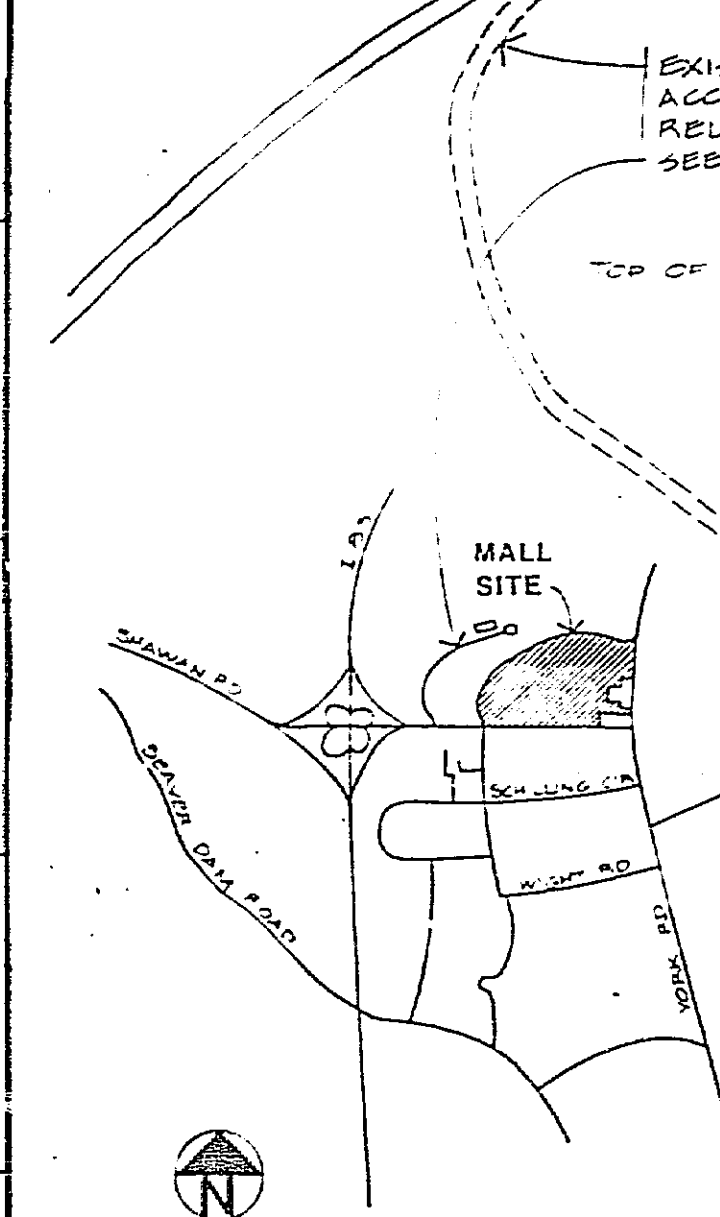
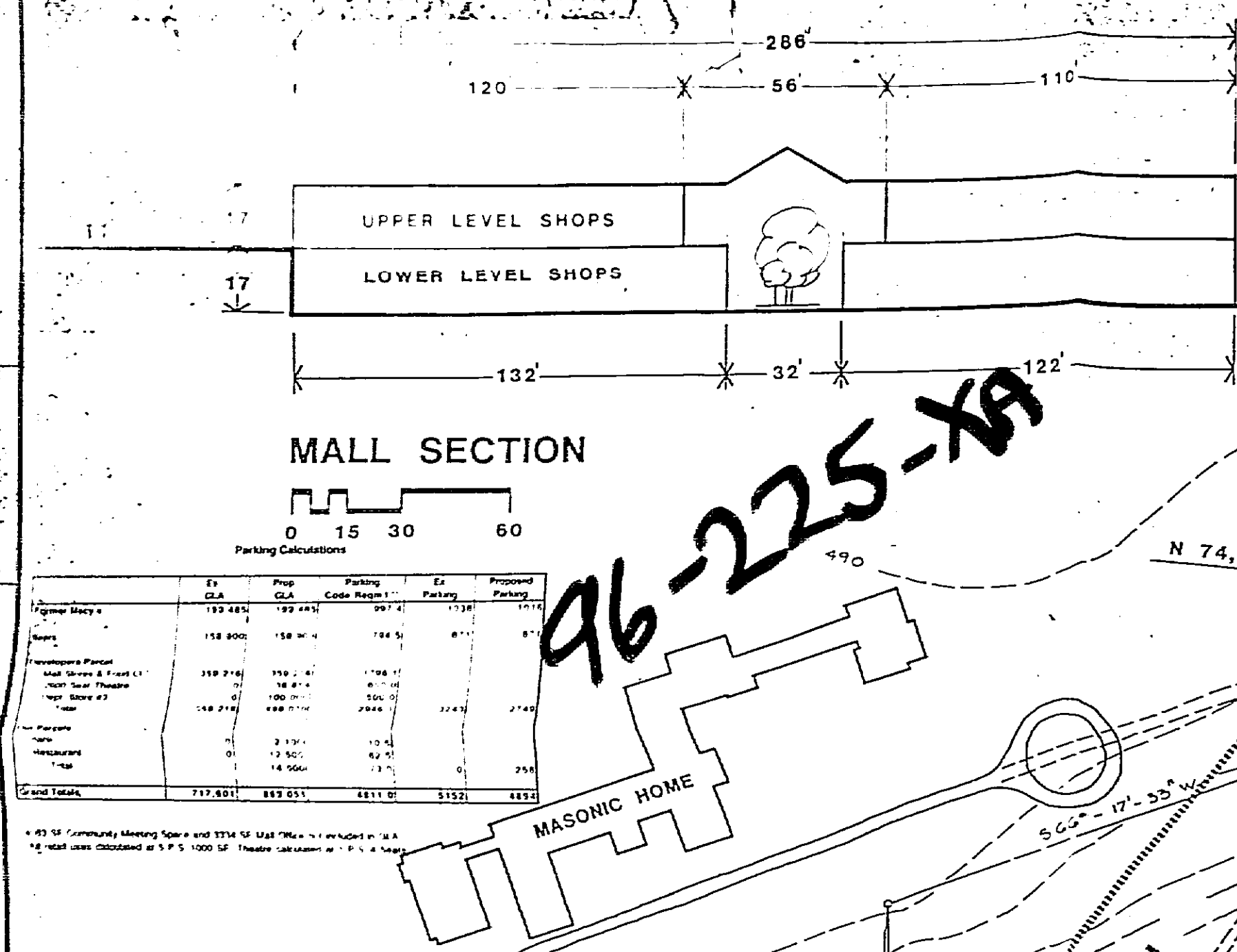
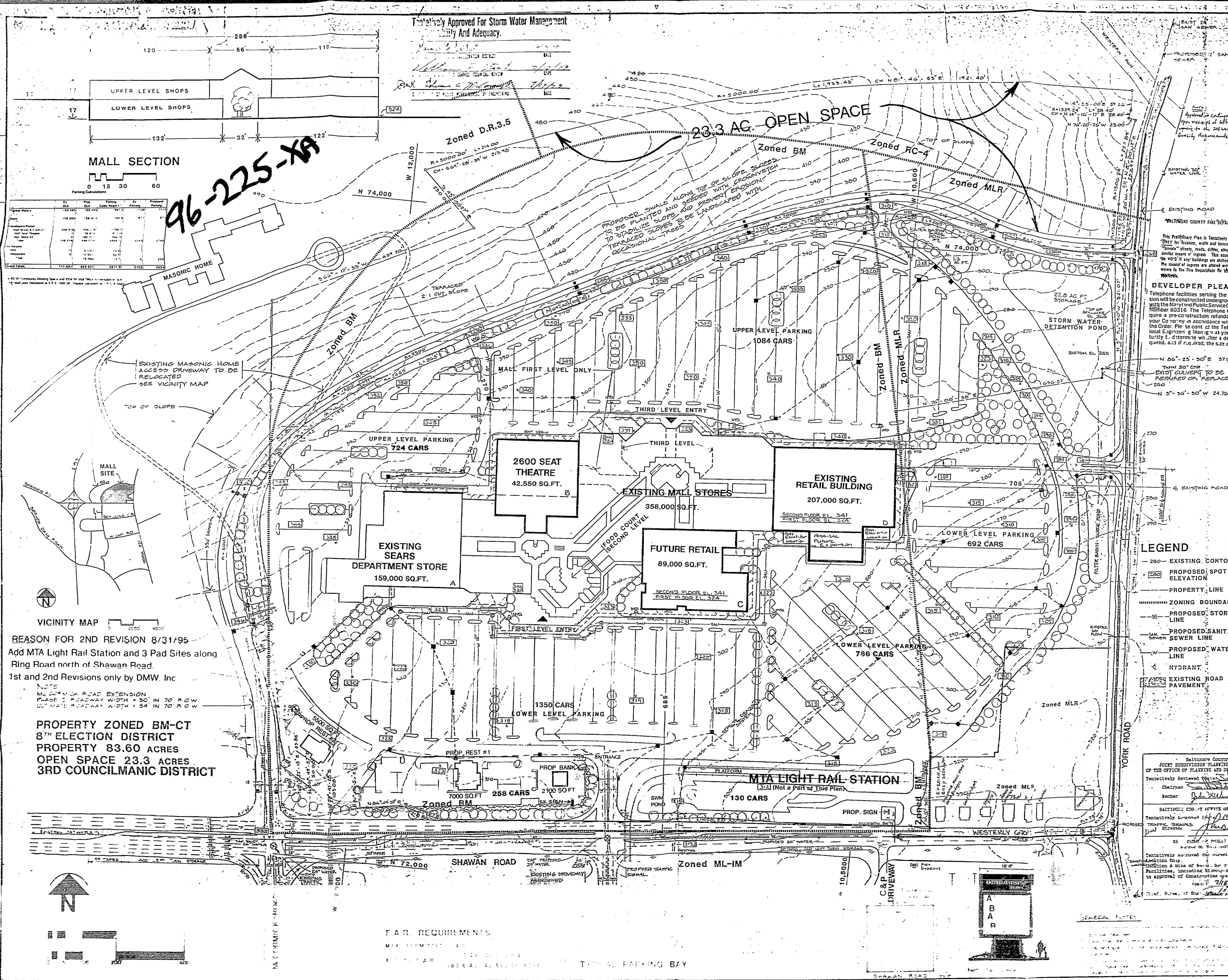
NAME	ADDRESS
Rob Hoffman	210 Allegheny Ave 2104
Nicholas Lazardack	2541 Rth. Nat. Pike



D/F DISPLAY T-12 ILLUMINATION 3/16"=1'-0"

UNITED ARTISTS HUNT VALLEY COCKEYSVILLE, M.D. Gordon Sign Company

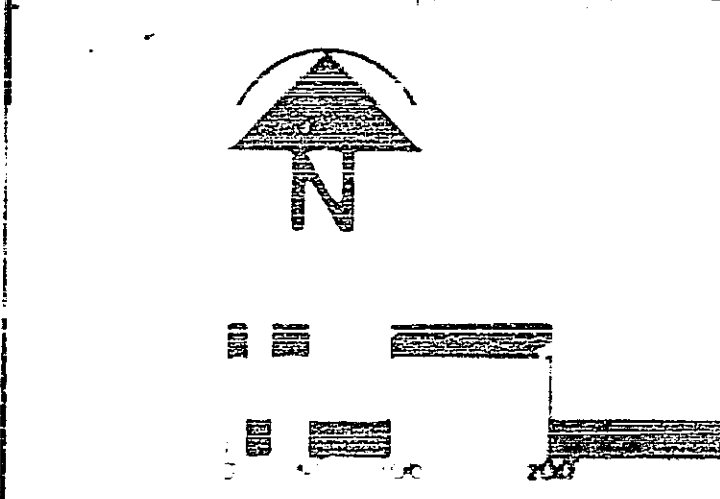




REASON FOR 2ND REVISION 8/31/95  
Add MTA Light Rail Station and 3 Pad Sites along Ring Road north of Shawan Road.  
1st and 2nd Revisions only by DMW, Inc.

NOTE:  
MOUNTAIN ROAD EXTENSION  
PHASE I: ROADWAY WIDTH = 30' IN 70' ROW  
PHASE II: ROADWAY WIDTH = 54' IN 70' ROW

PROPERTY ZONED BM-CT  
8TH ELECTION DISTRICT  
PROPERTY 83.60 ACRES  
OPEN SPACE 23.3 ACRES  
3RD COUNCILMANIC DISTRICT



Reviewed for tentative approval  
Date: 8/31/95  
Approved: [Signature]  
Disapproved: [Signature]  
Notes: THIS TENTATIVE APPROVAL IS SUBJECT TO AN ALLOCATION OF COUNCILMANIC RESOURCES BY THE STATE HEALTH DEPARTMENT AND THE DEPARTMENT OF PUBLIC WORKS.  
DEPUTY STATE & COUNTY HEALTH OFFICER

LANGAN ENGINEERING ASSOC. INC.  
SITE ENGINEERS  
CLIFTON, NEW JERSEY  
07013

RTKL ASSOC. INC.  
ARCHITECTS & ENGINEERS  
BALTIMORE, MARYLAND  
21210

KRAVCO INC.  
DEVELOPERS  
KING OF PRUSSIA, PA.  
19406

No.	Date	Item
1	8/31/95	REVISIONS
2	8/31/95	REVISIONS
3	8/31/95	REVISIONS
4	8/31/95	REVISIONS
5	8/31/95	REVISIONS
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PLAN AND PLAT TO ACCOMPANY ZONING PETITION

DATE: 8/31/95  
BY: [Signature]